

**FAIRFAX COUNTY AFFORDABLE DWELLING UNIT (ADU) PROGRAM**  
**SCHEDULE OF ADU PROTOTYPES AND COSTS**

(Effective Date: September 1, 2002)

UNIT DESCRIPTIONS			SIZES <sup>1) 2)</sup>			UNIT COSTS						
Unit	No.	Min	Min.	Base	Max.	Base	Base	Site	Water &	Total At		Unfinished
Type 1)	Bedrooms 2)	Baths	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Unit	Devel.	Sewer	Base	Adjustments	Space 5)
						Cost	Cost 3)	Cost 4)	Fees	Level		Sq. Ft. Cost
Detached	0-1	1	480	600	1,000	\$77.52	\$46,512	\$14,725	\$12,919	\$74,156	8)	\$12.44
Detached	2	1	725	1,000	1,150	\$56.87	\$56,865	\$14,725	\$12,919	\$84,509	8)	\$12.44
Detached	3	1 1/2	925	1,100	1,250	\$61.09	\$67,197	\$14,725	\$12,919	\$94,841	8)	\$12.44
Detached	4	2	1,200	1,250	1,400	\$66.78	\$83,474	\$14,725	\$12,919	\$111,118	8)	\$12.44
Detached	5	2	1,300	1,350	1,500	\$59.85	\$80,802	\$14,725	\$12,919	\$108,446	8)	\$12.44
Attached	0-1	1	480	600	1,000	\$74.39	\$44,633	\$13,136	\$11,906	\$69,675	6), 8)	\$11.66
Attached	2	1	725	1,000	1,150	\$54.56	\$54,560	\$13,136	\$11,906	\$79,602	6), 8)	\$11.66
Attached	3	1 1/2	925	1,100	1,250	\$55.58	\$61,138	\$13,136	\$11,906	\$86,180	6), 8)	\$11.66
Attached	4	2	1,200	1,250	1,400	\$55.78	\$69,730	\$13,136	\$11,906	\$94,772	6), 8)	\$11.66
Attached	5	2	1,300	1,350	1,500	\$55.58	\$75,033	\$13,136	\$11,906	\$100,075	6), 8)	\$11.66
Multi-fam.	0-1	1	300	600	900	\$65.28	\$39,168	\$9,645	7)	7)	6), 8)	NA
Multi-fam.	2	1	725	900	1,000	\$50.06	\$45,055	\$9,645	7)	7)	6), 8)	NA
Multi-fam.	3	1 1/2	925	1,050	1,150	\$49.33	\$51,794	\$9,645	7)	7)	6), 8)	NA
Multi-fam.	4	2	1,200	1,200	1,300	\$47.59	\$57,112	\$9,645	7)	7)	6), 8)	NA
Multi-fam.	5	2	1,300	1,325	1,400	\$43.88	\$58,142	\$9,645	7)	7)	6), 8)	NA

Notes:

- 1) Unit types as per Fairfax County Zoning Ordinance definitions.
- 2) The minimum bedroom size is ninety (90) square feet. However, at least one bedroom must be 100 sq. ft. minimum. For 3 bedroom units and above at least 2 bedrooms must have a minimum of 100 sq.ft.
- 3) Base Unit Cost will be adjusted upward or downward based on the actual square footage of space built using the following adjustment factors:
  - a) Increase above base: Use 50% of square foot cost. No costs for additions over the maximum floor area shown will be allowed.
  - b) Decrease below base: Use 75% of square foot cost. Units below minimum floor area are not permitted.
Unit cost does not include sprinkler system (Actual cost will be allowed when required).
- 4) Site development cost includes on site common area costs such as earthwork, landscaping, amenities, public access and utilities. Proffers and offsite costs are not included as they are part of the land development basis. Special fees paid to a government entity and costs associated with a proffer will be allowed as extras if required to accommodate the ADUs.
- 5) Unfinished space is not included in maximum allowable size. Unfinished space generally consists of a full or partial basement, garage space or unfinished ground floor space. The cost of unfinished space can be added to base cost and is allowed for actual square footage of unfinished space multiplied by the rate shown.
- 6) Great House Adjustment: A credit of five (5) percent of total development costs (unit cost, site development cost, fees, plus other adjustments for end units, extra baths, unfinished space cost) can be added to the total for attached and multi-family ADUs. For ADUs developed in the duplex configuration a ten (10) percent credit will be allowed. Duplex and multiplex ADUs will be priced at rates shown above for attached ADUs. To qualify for a Great House credit ADUs must conform to the design guidelines in the addendum entitled ADU Price Adjustments.
- 7) Water and Sewer Fees: Actual costs will be allowed for multi-family development. Total is dependent upon water and sewer fees for multi-family unit type.
- 8) See the attached addendum entitled ADU Price Adjustments for other adjustments that are allowed for end units and extra baths. Multi-family ADUs are not eligible for the end unit adjustment.

